

Attachment A

Summary of Management District Plan

The Management District Plan (hereinafter “Plan”) proposes the levy of an annual assessment against each parcel in the District for ten full fiscal years. The first assessment will be for services provided beginning January 1, 2012. The last assessment year will end December 31, 2021. Assessments will be collected on the Los Angeles County Tax roll in the same manner as the general property taxes.

The assessment formula has been designed to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that parcel derives from the improvements, activities, and services provided by the District. Generally, each parcel fronting on Sepulveda Boulevard will be assessed \$0.0612 per square foot of lot size, \$0.0900 per square foot of improvement size, and \$7.5742 per linear foot of street frontage; and, each parcel fronting on any other street will be assessed \$0.0306 per square foot of lot size, \$0.0450 per square foot of improvement size, and \$3.7871 per linear foot of street frontage. Because open space, parcels used for long term airport parking, vacant fenced lots, and multifamily residential parcels benefit from the District’s improvements, activities, and services in a demonstrably different manner than other parcels in the District, they are assessed at a different rate. Also, street frontage located on Lincoln Boulevard or west of Sepulveda Westway (aside from that actually located on Sepulveda Westway) will not be counted as frontage for the purpose of this formula. The assessments against these parcels are described in detail in the Plan. Assessment rates may be adjusted annually according to the change in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed three per cent per fiscal year.

The proposed District will fund improvements, activities, and services authorized under the State Law. Specifically, the District will provide improvements, activities, and services in the following program areas: (i) ambassador services; (ii) landscape maintenance, sanitation and beautification; (iii) marketing and promotions; (iv) new business attraction; and, (v) policy development, district management, and administration. The purpose of all improvements, activities, and services described in the Plan is to specially and individually benefit property in the District. No improvements, activities, or services will be provided outside District boundaries. The District budget is described in detail in the Plan.

The District will not duplicate services otherwise provided by any other public or private entity and will only provide services that would be unavailable but for the District.

The total maximum District operations budget beginning with its formal adoption in 2012 will be based on \$302,174 per year. No bonds will be issued in connection with the District.

Please refer to the full Plan for a more complete description of the District, the assessment, and the proposed plan of services.